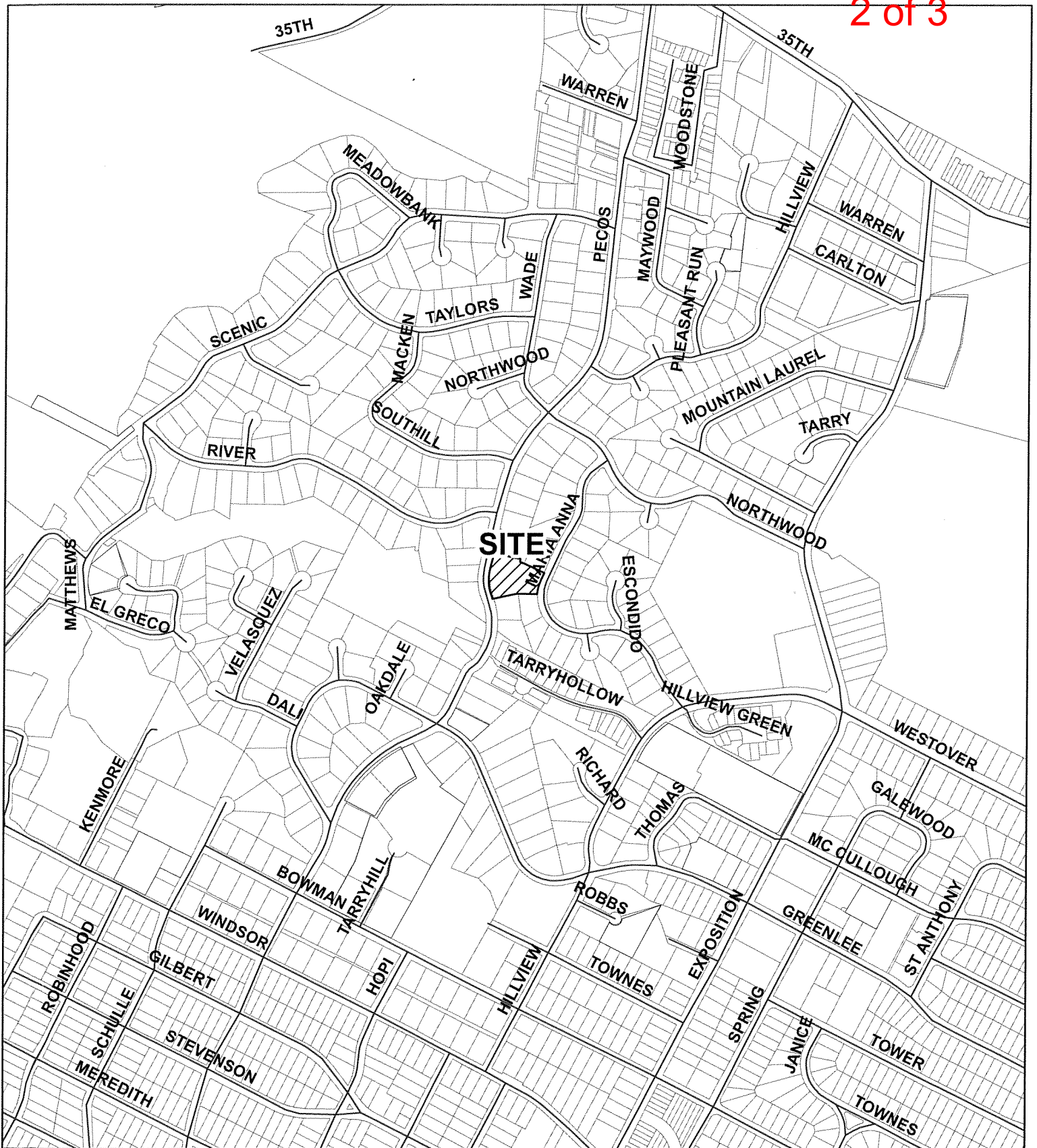


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0023.0A**P.C. DATE:** November 10, 2015**SUBDIVISION NAME:** Resubdivision of Lot A Sellstrom-Spear Addition**AREA:** 1.06 acres**LOTS:** 2**APPLICANT:** Ashely Amini**AGENT:** Big Red Dog Engineering  
(Aaron Bourgeois)**ADDRESS OF SUBDIVISION:** 2617 Pecos St.**GRIDS:** H25**COUNTY:** Travis**WATERSHED:** Taylor Slough South**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3**LAND USE:** Residential**NEIGHBORHOOD PLAN:** West Austin

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot A Sellstrom-Spear Addition composed of 2 lots on 1.06 acres. The applicant proposes to resubdivide an existing lot into a two lot subdivision for residential use. The proposed lots follow zoning requirements for use, lot width and lot size.

**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision, the resubdivision meets all applicable State and City of Austin Land Development Code requirements.

**PLANNING COMMISSION ACTION:****CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



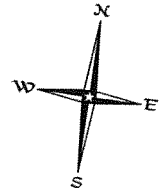
CASE#: C8-2015-0023.0A  
ADDRESS: 2617 PECOS ST.  
PROJECT: RESUBDIVISION OF LOT A  
SELLSTROM-SPEAR ADDITION  
CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# RESUBDIVISION OF LOT A SELLSTROM-SPEAR ADDITION

Application Submittal Date: January 29, 2015

SCALE: 1" = 50'



### Legend

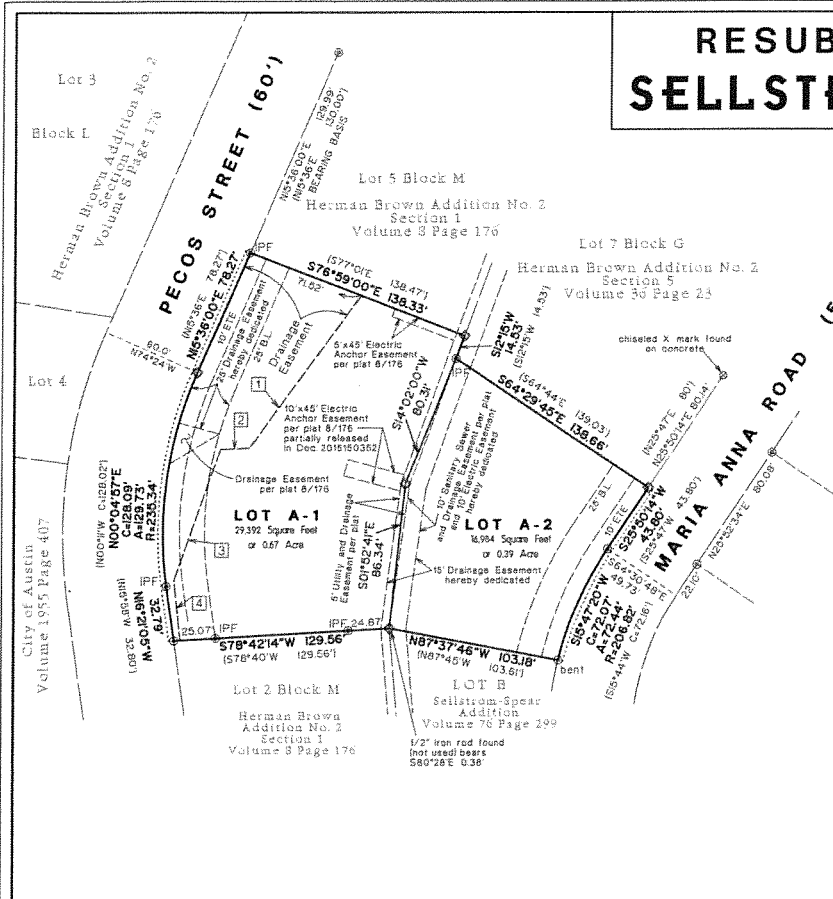
- ⊙ 1/2" Iron Rod Found
- IPF 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap  
imprinted with "Holt Carson, Inc."
- ▲ 60D Nail Found (Record Dimension)
- Sidewalk
- ETE = Electric and Telecommunications Easement

### LOT SUMMARY

Total Number of Lots = 2  
 Lot A-1 = 29,392 Square Feet  
 Lot A-2 = 16,984 Square Feet  
 Total Area = 46,376 Square Feet = 1.06 Acres

### DRAINAGE EASEMENT

NUMBERED COURSES	
1 S	28° 15' 40" W - 112.65'
2 S	79° 51' 00" W - 17.35'
3 S	11° 27' 18" W - 82.32'
4 S	13° 55' 07" E - 36.22'



THE STATE OF TEXAS  
 THE COUNTY OF TRAVIS  
 KNOW ALL MEN BY THESE PRESENTS:

That, Ashley Amini, owner of all of Lot A, Sellstrom-Spear Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 76 Page 299 of the Plat Records of Travis County, Texas, as conveyed to me by Correction General Warranty Deed recorded in Document Numbers 2014007177 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot A in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

### RESUBDIVISION OF LOT A SELLSTROM-SPEAR ADDITION

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the \_\_\_\_ day of \_\_\_\_\_, A.D. 2015.

\_\_\_\_\_  
 Ashley Amini  
 8 Margarita Crescent  
 Austin, Texas 78703

THE STATE OF TEXAS  
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_ day of \_\_\_\_\_, A.D., 2015, did personally appear Ashley Amini, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_  
 Printed Name \_\_\_\_\_  
 Commission Expires \_\_\_\_\_

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the \_\_\_\_ day of \_\_\_\_\_, 2015.

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the \_\_\_\_ day of \_\_\_\_\_, 2015, A.D.

\_\_\_\_\_  
 J. Rodney Gonzales, Director  
 Development Services Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2015, A.D.

\_\_\_\_\_  
 Chairperson Secretary

THE STATE OF TEXAS  
 THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 2015, A.D., at \_\_\_\_ o'clock \_\_\_\_ M. and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_ o'clock \_\_\_\_ M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_ day of \_\_\_\_\_, 2015, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
 Deputy

NOTE:  
 THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.